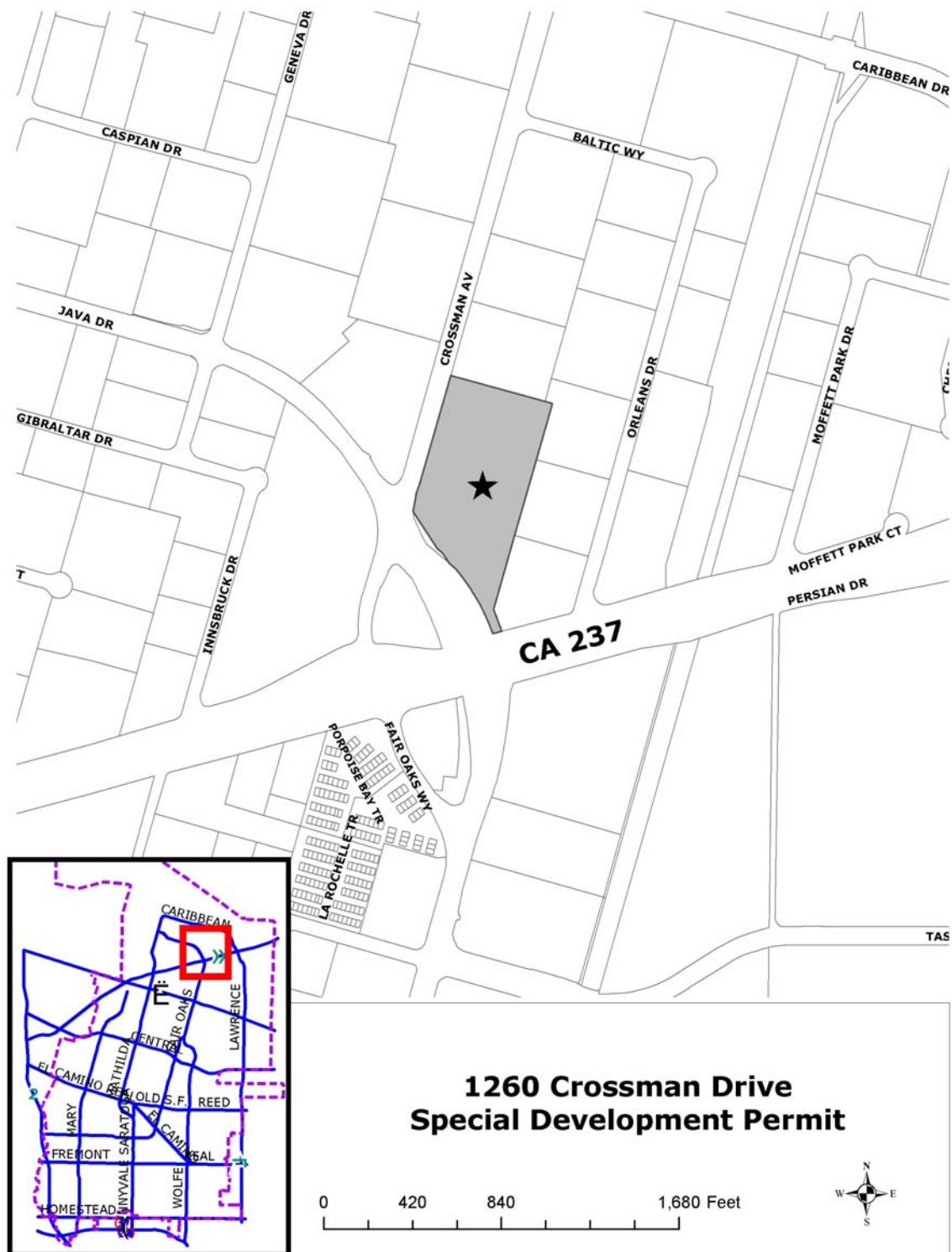


**June 27, 2005**



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Moffett Park Specific Plan	Moffett Park Specific Plan	Moffett Park Specific Plan
<b>Zoning District</b>	Moffett Park Transit Oriented Development	Moffett Park Transit Oriented Development	Moffett Park Transit Oriented Development
<b>Lot Size (s.f.)</b>	430,373	430,373	22,500 min.
<b>Gross Floor Area (s.f.)</b>	221,112	222,166	max.
<b>Lot Coverage (%)</b>	20.6	20.9	45 max.
<b>Floor Area Ratio (FAR)</b>	51.3	51.6	50
<b>No. of Buildings On-Site</b>	2	2	2
<b>Distance Between Buildings</b>	54.2	54.2	26 min.
<b>Building Height (ft.)</b>	38	38	75 max.
<b>No. of Stories</b>	2/3	2/3	---
<b>Setbacks Facing Property</b>			
<b>Front</b>	78	78	25 min.
<b>Left Side</b>	155	155	20 min.
<b>Right Side</b>	75	75	0 min.
<b>Rear</b>	70	70	0 min.
<b>Landscaping (sq. ft.)</b>			
<b>Total Landscaping</b>	105,763	105,763	90,780 min.
<b>Frontage Width (ft.)</b>	20	20	15 ft. min
<b>% Based on Floor Area</b>	50	50	10 min.
<b>Parking</b>			
<b>Total Spaces</b>	685	685	430 min.
<b>Standard Spaces</b>	590	590	358 min.
<b>Compact Spaces/ % of Total</b>	81	81	68

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>Accessible Spaces</b>	14	14	14 min.
<b>Stormwater</b>	N/A	N/A	N/A

## **ANALYSIS**

### **Description of Proposed Project**

The applicant proposes to cover an area of existing mechanical equipment. The increase to the Floor Area Ratio (FAR) is 0.3%. Since this site is already developed at 51.3% FAR a Moffett Park Special Development Permit is required to increase the FAR. The project is an approximately 1,054 s.f. white aluminum awning over three chillers. The entire area is already screened behind an 11'6" masonry wall. The proposed awning will not be visible from the street or within the campus except from upper story windows.

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1999-1197	Remodel building at 51% FAR	City Council/Approved	03/07/00
2001-0122	Screened equipment storage area	Staff/Approved	02/27/01

### **Environmental Review**

A Class 11 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 11 Categorical Exemption includes minor structures related to industrial land uses.

### **Moffett Park Special Development Permit**

**Detailed Description of Use:** The site is used for two R&D buildings. The proposal does not include a change of use, only the covering of existing equipment located behind a screen wall.

**Site Layout:** The site is already developed with an 8,925 s.f. equipment and storage yard. The proposed project would not affect existing buildings, parking

lot or landscape areas. The existing equipment area in question is located internal to the site, behind the existing buildings and screening.

*Stormwater Management:* Stormwater requirements do not apply to this project as there is not replacement of 10,000 s.f. or more of impervious surface being constructed.

*Easements and Undergrounding:* There are no issues with respect to easements or undergrounding for this project.

The following Guidelines were considered in analysis of the project site design.

<b>Moffett Park Design Plan</b>	<b>Comments</b>
<i>Service areas for trash bins, utility cabinets, transformers, etc. should be planned and designed as an integral part of the site.</i>	The proposed equipment awning is included within an established ground equipment area. The area is screened by a quality masonry wall and located behind the main buildings. It is not readily visible from the adjacent streets.
<i>Loading areas and service yards should be located to the rear of the site and completely screened from view.</i>	See previous comment.

**Architecture:** There are no architectural issues related to this project. The proposed white awning cover would not be visible either from adjacent lots or the street or from within the site except from upper story windows.

**Landscaping:** No landscaping is proposed or affected as a result of this project. No trees are located in the vicinity of the project.

**Parking/Circulation:** No parking or circulation areas are affected by this project.

**Fiscal Impact**

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*Transportation/Park/Housing Mitigation Fees:* No additional fees are required for this proposal.

No fiscal impacts other than normal fees and taxes are expected.

**Public Contact**

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<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• Twenty notices mailed to the property owners and residents within 300 ft. of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

**Conclusion**

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**Discussion:** Staff has no concerns with the proposed project. It is entirely screened and does not intensify employment area which is the typical concern when increased FAR is requested.

**Findings and General Plan Goals:** Staff was able to make the required Findings. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

**Alternatives**

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1. Approve the Moffett Park Special Development Permit with attached conditions.
2. Approve the Moffett Park Special Development Permit with modified conditions.
3. Deny the Moffett Park Special Development Permit.

**Recommendation**

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Recommend Alternative 1 to the City Council.

Prepared by:

Gerri Caruso  
Project Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Letter from the Applicant

**Recommended Guidelines for Accessing Moffett Park Specific Plan Development Pool.**

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Staff finds that the proposed project is a small-scale request that is primarily related to the mechanical functioning of the site as opposed to the employment intensity of the site as a corporate campus; therefore, the following guidelines for accessing the development pool are not directly applicable.

1. Is the project is exemplary in terms of its architectural design or site design characteristics; exceed required development standards. Or mitigation monitoring program requirements?

The project meets City screening requirements and is constructed of quality materials.

2. The proposed use is desirable; however, either the use or site restrains the project from fully incorporating a whole green building.

The proposed use does not have opportunities to incorporate green building design techniques.

3. The project has distinctive positive fiscal impacts to the City for both the near term and long term.

The project site hosts one of Sunnyvale's larger and most recognizable employers that continues to invest significantly in development of the Moffett Park Specific Plan area.

4. Community benefits are included in the proposed project that are peculiar to the use or site.

This finding does not specifically apply to this project; however, the project tenant has made a permanent home in Sunnyvale's Moffett Park Specific Plan area. The related campus development located directly across the street will include employee amenities that relate to Transportation Demand Management.



**Recommended Conditions of Approval - Special Development Permit /Use Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. The Conditions of Approval shall be reproduced on the cover page of the plans submitted for a Building permit for this project.
- C. The Moffett Park Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- D. The Moffett Park Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- E. Comply with all requirements of previously approved Use Permit File Number 1999-1197.

**2. EXTERIOR EQUIPMENT**

- A. Any modification or expansion of unenclosed uses shall require approval from the Director of Community Development.
- B. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure.